

PROJECT NARRATIVE:

This request to the Planning Commission and the Scottsdale City Council for an overlay zone restricting the residential building height to one-story residences with a maximum height of sixteen feet, as measured from the top of the existing main slab to the highest point of the roof, not including rooftop accessories (e.g. decorative cupolas and chimneys) is neighborhood generated.

Neighbors have been meeting for more than a year in open meetings to discuss problems within the neighborhood. It was decided to focus on, and try to solve, one problem: the loss of privacy and views if existing home are remodeled, or replaced with two-story homes. These homes have views of both Camelback and the Buttes, which the homeowners cherish.

It was decided to attempt to obtain an overlay zone restricting heights by petitioning the City of Scottsdale.

The neighborhood volunteers have circulated these petitions, and have now submitted petitions to the City representing over eighty seven per cent (87%) of the property owners.

We believe all city requirements, i.e., an Open House Meeting properly noticed, and signs, have now been met.

PETITION TO THE CITY COUNCIL OF THE CITY OF SCOTTSDALE

We, the undersigned property owners of the Sherwood Estates Neighborhood, Fairway Park Neighborhood, and Sherwood Heights Neighborhood in the City of Scottsdale, County of Maricopa, and State of Arizona, do hereby petition the Council of the City of Scottsdale, pursuant to the Charter of the City of Scottsdale, to impose an overlay zoning district on our neighborhood (legally described as Map 86, Page 31 (corrected), Lots 1-23; and Unit 2, Map 90, Page 11, Lots 24-72), (legally described as Map 51, Page 27, Tract A, Lots 1-71), and (legally described as Map 64, Page 28, Tract A-B, Lots 1-48; Unit 2, Map 64, Page 29, Lots 49-73; and Unit 3, Map 68, Page 12, Lots 74-117), to restrict the residential building height to one-story residences with a maximum height of sixteen feet, as measured from the top of the existing main slab to the highest point of the roof, not including rooftop accessories (e.g. decorative cupolas and chimneys), in order to preserve views and privacy within our neighborhood.

**R1-10 (PRD) FOR SHERWOOD HEIGHTS, SHERWOOD ESTATES AND
FAIRWAY PARK
AMENDED DEVELOPMENT STANDARDS**

Note: Text format conventions:

- Existing language
- NEW LANGUAGE
- ~~Deleted Language~~

Sec. 5.404. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-10 district:

A. Lot area.

1. Each lot shall have a minimum area of not less than ten thousand (10,000) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension.

1. Width. All lots shall have a minimum width of eighty (80) feet.

C. Density. There shall not be more than one (1) single-family unit on any one (1) lot.

D. Building Height.

1. No building shall exceed ~~thirty (30)~~ SIXTEEN (16) feet in height, ~~except as otherwise provided in article VII. AS~~ MEASURED FROM THE TOP OF THE EXISTING MAIN SLAB TO THE HIGHEST POINT OF THE ROOF, NOT INCLUDING ROOFTOP ACCESSORIES (E.G. DECORATIVE CUPOLAS AND CHIMINEYS.)
2. BUILDINGS SHALL NOT EXCEED ONE (1) STORY.